



City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

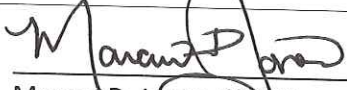
February 11, 2014

From: George M. Homewood, AICP CFM, Acting Planning Director

Subject: **Adult Use Special Exceptions for 7-Eleven**

Reviewed: Ronald H. Williams, Jr., Assistant City Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number: R-12

- I. **Staff Recommendation:** Approval
- II. **Commission Action:** By a vote of 6 to 0, the Planning Commission recommends **Approval**.
- III. **Requests:** For the following Special Exceptions:
 - a. To operate an Establishment for the Sale of Alcoholic Beverages for Off-Premises Consumption
 - b. To operate a Convenience Store, 24-Hours (with fuel sales)
- IV. **Applicant:** 7-Eleven – 3650 North Military Highway
- V. **Description:** This request would allow for the construction of a new 24-Hour 7-Eleven convenience store with gasoline sales. The request also asks to permit the sale of beer and wine for off-premises consumption; single servings will not be allowed.

	Proposed
Hours of Operation	24 Hours, Seven days a week
Hours for Sale of Alcoholic Beverages for Off-Premises Consumption	6:00 a.m. until 12:00 midnight, Seven days a week

Staff point of contact: Chrishaun Smith at 664-4740, chrishaun.smith@norfolk.gov

Attachment:

- Staff Report to CPC dated January 23, 2014 with attachments
- Proponents and Opponents
- Ordinances



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

January 23, 2014


From: Chrishaun Smith, *CS*
City Planner I

Subject: For the following Special
Exceptions at 3650 North Military
Highway – 7-Eleven:

- To operate an Establishment for the Sale of Alcoholic Beverages for Off-Premises Consumption.
- To operate a Convenience Store, 24-Hours (with fuel sales)

Reviewed: Leonard M. Newcomb III, *L.M.N.*
Land Use Services Manager

Ward/Superward: 4/7

Approved: 
George M. Homewood, AICP, CFM
Acting Planning Director

Item Number: 3

I. **Recommendation:** Staff recommends approval, considering the conditions bring the site more into compliance with the *Zoning Ordinance* and all approved plans.

II. **Applicant:** 7-Eleven by General Realty Partners, LLC
3650 North Military Highway

III. **Description:**
This request would allow for the construction of a new 24-hour 7-Eleven convenience store with gasoline sales. The request also asks to permit the sale of beer and wine for off-premises consumption; single servings will not be allowed.

IV. **Analysis**
The site is located on the southeast corner of Norview Avenue and North Military Highway.

Plan Analysis

- *plaNorfolk2030* designates this site as Commercial.
- The *Comprehensive Plan for the Military Highway Corridor District* calls for the installation of landscape treatments along the corridor to upgrade its image and appearance.
 - The plan recommends the installation of street trees or similar landscaping in the planting areas adjacent to N. Military Highway.

- The plan further recommends the installation of parking lot landscaping to reduce the visual impact of new parking areas as viewed from N. Military Highway.
- To be fully consistent with *plaNorfolk2030* the Special Exception should be conditioned to require the installation of street trees or similar landscaping along the N. Military Highway frontage as well as landscaping in the parking areas.

Zoning Analysis

- The site is zoned C-2 (Corridor Commercial), which permits a 24-hour convenience store with fuel sales and the sale of alcohol for off-premises consumption by Special Exceptions.

	Proposed
Hours of Operation	24 Hours, Seven days a week
Hours for Sale of Alcoholic Beverages for Off-Premises Consumption	6:00 a.m. until 12:00 midnight, Seven days a week

Traffic Analysis

- Institute of Transportation Engineers (ITE) figures estimate that this use will generate 1,722 additional vehicle trips per day over the previous use of the site.
 - Based upon ITE data, the prior restaurant on this site generated 406 weekday trips while the proposed new development of a 24-hour convenience store with gas pumps would be expected to generate 2,128 trips on weekdays.
- Experience indicates that the majority of travel to a convenience store will not be new trips on the surrounding streets; instead, motorists already traveling the corridors will stop in on their way to somewhere else.
- Neither Military Highway nor Norview Avenue is listed as being severely congested (Level of Service E or worse) in the latest update of the regional Congestion Management System study.
- The site is near frequent bus service with Route 15 operating along Military Highway directly adjacent to the site.
- The existing curb cut on to Norview Avenue from this property will be closed.
 - The closure of this curb cut will improve traffic flow and safety for vehicles as it relates to vehicular movements through the Norview Avenue and North Military Highway intersection.
- The Department of Public Works has requested that a cross access easement be obtained between the property owner and the adjacent property owner to the east at 1615 Norview Avenue to obtain secondary access to the property from Norview Avenue.

V. Financial Impact

- The property owner is current on all taxes.

VI. Environmental

- The site is currently developed with an Eating Establishment and is surrounded by commercial uses.
- The following conditions will bring the site more into compliance with the *Zoning Ordinance*:
 - Existing non-conforming sign shall be removed and replaced with a conforming sign.
 - Direct ingress/egress on to Norview Avenue from this property is prohibited.
 - A cross-access agreement between the property owners at 3650 North Military Highway and 1615 Norview Avenue shall be obtained prior to final site plan approval by the Department of Public Works.
 - The site shall be developed in accordance with the conceptual site plan completed by "Balzer and Associates" dated December 1, 2013.
- The site is located on a commercial corridor and should have little adverse impact on the surrounding uses, if site improvements are made.

VII. Community Outreach/Notification

- Legal notice was posted on the property on December 17.
- Letter was sent to the Azalea Acres/Azalea Lakes Civic League on January 6.
- Letters were mailed to all property owners within 300 feet of the property on January 8.
- Notice was sent to the civic leagues by the Department of Communications on January 8.
- Legal notification was placed in *The Virginian-Pilot* on January 9 and 16.

VIII. Coordination/Outreach

This report has been coordinated with the Department of Planning and Community Development, Department of Public Works, and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proposed Conditions
- Location Map
- Zoning Map
- 1000' Radii Map of Establishments with Special Exceptions for Off-Premise Consumption
- Applications
 - ABC Sales for Off-Premises Consumption
 - Retail Goods Establishment (operating after midnight)
- Conceptual Site Plan
- Landscape Plan
- Conceptual Renderings
- Letter to the Azalea Acres/Azalea Lakes Civic League

Proponents

Stephen R. Romine (Agent for 7-Eleven, Inc.)
999 Waterside Drive, Suite 2100
Norfolk, VA 23510


Ronnie Bernal (Agent for 7-Eleven, Inc.)

Scott Friedman – Representative
450 East Las Olas Boulevard, Suite 730
Fort Lauderdale, FL 33301

Opponents


None

Form and Correctness Approved

By 
Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved:

CA By 
DEPT.

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO 7-ELEVEN, INC. AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION AT AN ESTABLISHMENT KNOWN AS "7-ELEVEN" ON PROPERTY LOCATED AT 3650 NORTH MILITARY HIGHWAY.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to 7-Eleven, Inc. authorizing the sale of beer and wine for off-premises consumption at an establishment known as "7-Eleven" on property located at 3650 North Military Highway. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 113 feet, more or less along the eastern line of North Military Highway and 148 feet, more or less, along the southern line of Norview Avenue; premises numbered 3650 North Military Highway.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours for the sale of alcoholic beverages for off-premises consumption shall be from 6:00 a.m. until 12:00 midnight, seven days per week.
- (b) This special exception shall terminate in the event of a change in ownership of the facility and may be revoked in the event of a change in the operation of the facility as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the facility shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

- (c) No alcoholic beverages other than those defined by state law as "beer," "wine," "wine cooler," or "low alcohol beverage cooler," shall be sold.
- (d) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (e) No beer shall be sold in any package containing fewer than six (6) bottles or cans and no wine shall be sold in containers less than 375 ml each.
- (f) The facility shall maintain a current, active business license at all times while in operation.
- (g) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," and labeled, "Off-Premise Sale of Alcoholic Beverage" attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (h) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (i) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted

in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

- (j) At all times, all temporary window signage must comply with the applicable regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Signs."

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause

undue traffic congestion nor draw significant amounts of traffic through residential streets;

- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (2 pages)

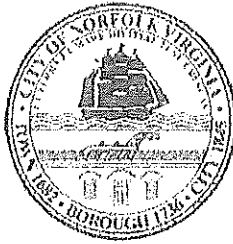


EXHIBIT "A"
Description of Operations
Off-Premises Sale of Alcoholic Beverage

Date of Application: October 17, 2013

Name of business: 7-Eleven, Inc.

Address of business: 1722 Routh Street, Suite 1000, Dallas, TX 75201

Name(s) of business owner(s)*: Stockholders

Name(s) of property owner(s)*: The Rosemyr Corporation

Name(s) of business manager(s)/operator(s): TBD

Daytime telephone number (972) 828-7011

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility

Alcoholic Beverage Sales

Weekday From 24 hours To

Weekday From 6 a.m. To 12 midnight

Friday From 24 hours To

Friday From 6 a.m. To 12 midnight

Saturday From 24 hours To

Saturday From 6 a.m. To 12 midnight

Sunday From 24 hours To

Sunday From 6 a.m. To 12 midnight

2. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☐ Mixed Beverage

3. Alcoholic beverages to be sold:

☒ Room temperature ☒ Refrigerated

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569


(Revised July, 2013)

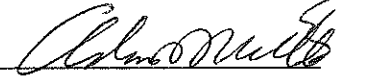
Exhibit A – Page 2
ABC-Off

4. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:

n/a

Stephen R. Romine, Agent
Signature of applicant/owner

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved:

CS By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT A CONVENIENCE STORE, 24-HOURS (WITH FUEL SALES) ON PROPERTY LOCATED AT 3650 NORTH MILITARY HIGHWAY.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of a Convenience Store, 24-hours (with fuel sales) on property located at 3650 North Military Highway. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 113 feet, more or less along the eastern line of North Military Highway and 148 feet, more or less, along the southern line of Norview Avenue; premises numbered 3650 North Military Highway.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The site shall be developed in accordance with the conceptual site plan entitled "conceptual layout plan," prepared by Balzer and Associates, dated December 1, 2013, attached hereto and marked as "Exhibit A."
- (b) The building and canopy shall be designed in accordance with the conceptual elevation plans attached hereto and marked as "Exhibit B".
- (c) The existing, non-conforming freestanding sign shall be removed.
- (d) Direct ingress/egress to this property from Norview Avenue shall be prohibited.
- (e) A cross-access agreement between the property owner of 3650 North Military Highway and the property

owner of 1615 Norview Avenue addressing access to this site from the property at 1615 Norview Avenue shall be provided to the Department of Planning and Community Development and the Department of Public Works prior to final site plan approval.

- (f) No signage shall be placed on the fuel sales other than two signs, each limited to a maximum sign face of 12 square feet. One sign may face North Military Highway and one sign may face Norview Avenue.
- (g) The establishment shall maintain a current, active business license at all times while in operation.
- (h) No public telephone(s) shall be permitted on the exterior of the property.
- (i) During all hours of operation the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter and refuse.
- (j) At all times, all temporary window signage must comply with the applicable regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992, entitled "Signs."
- (k) No business license shall be issued for any business on the property until conditions (a), (b), (c) and (e), above, have been complied with in their entirety.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not

substantially diminish or impair the value of the property within the neighborhood in which it is located;

- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The purpose use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the City as a whole;
- (j) The proposed use and development complies with all additional imposed on it by the particular provisions of the ordinance authorizing such use; and

- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

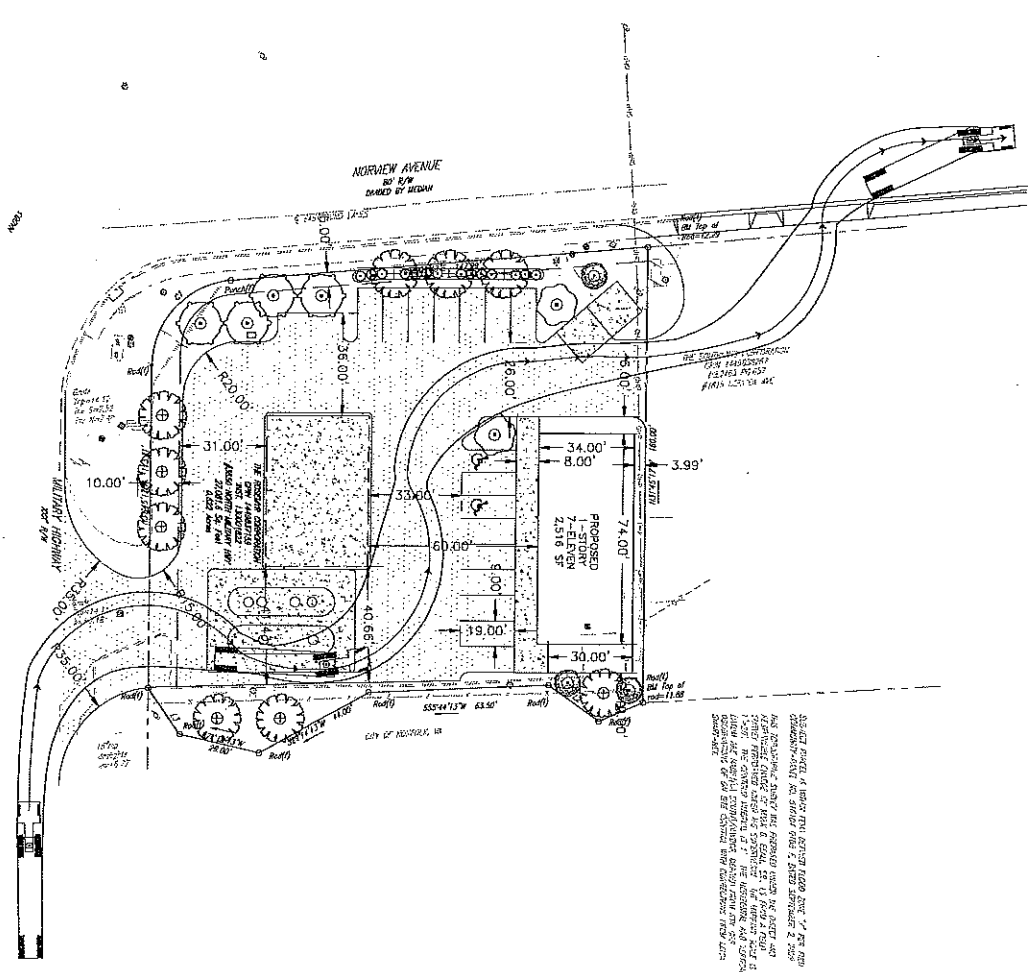
Section 4:- That this ordinance shall be in effect from the date of its adoption.

1. SITE ADDRESS: 3650 NORTH MILITARY HIGHWAY

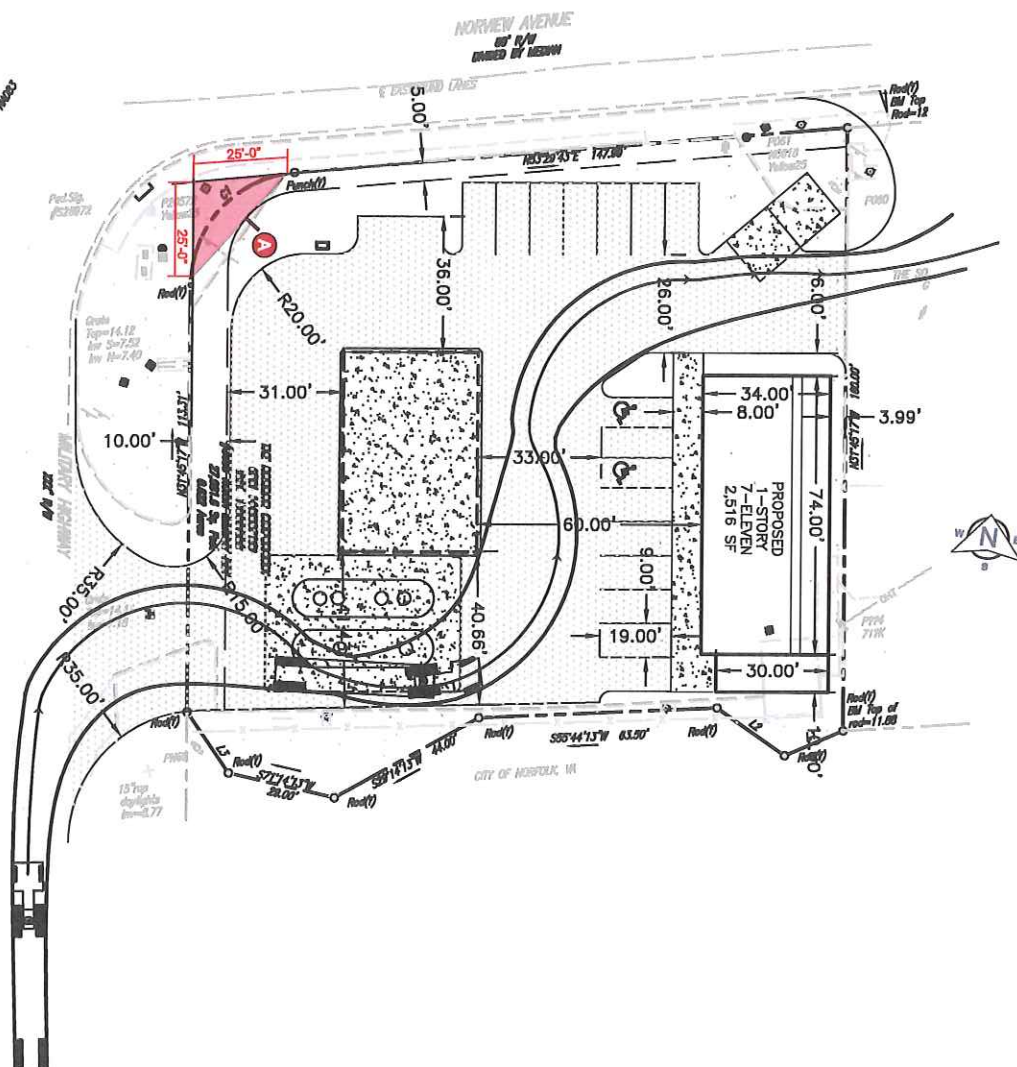
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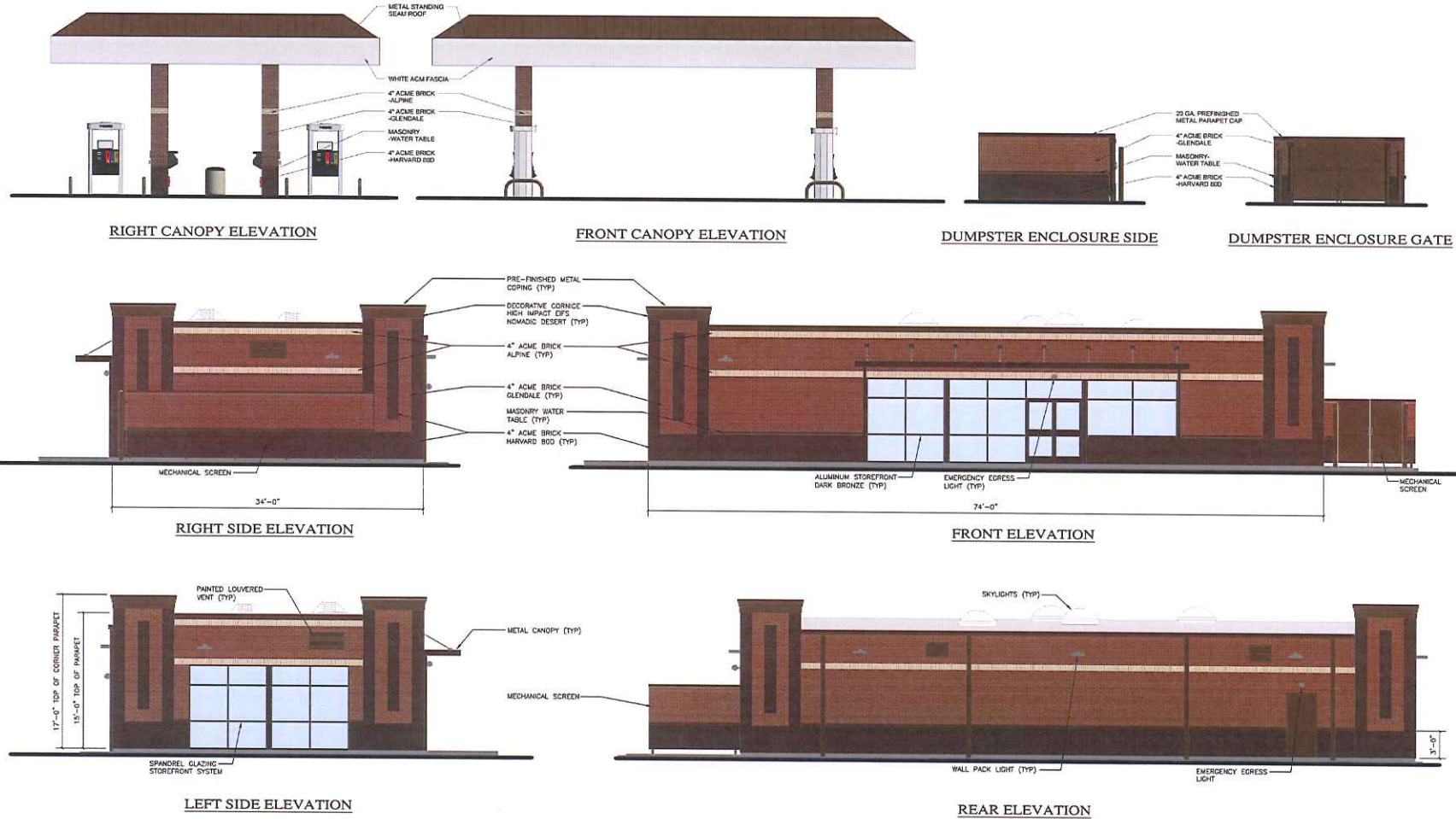
OPEN SPACE:
REQUIRED=10% PROVIDED=23%

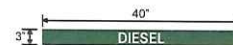
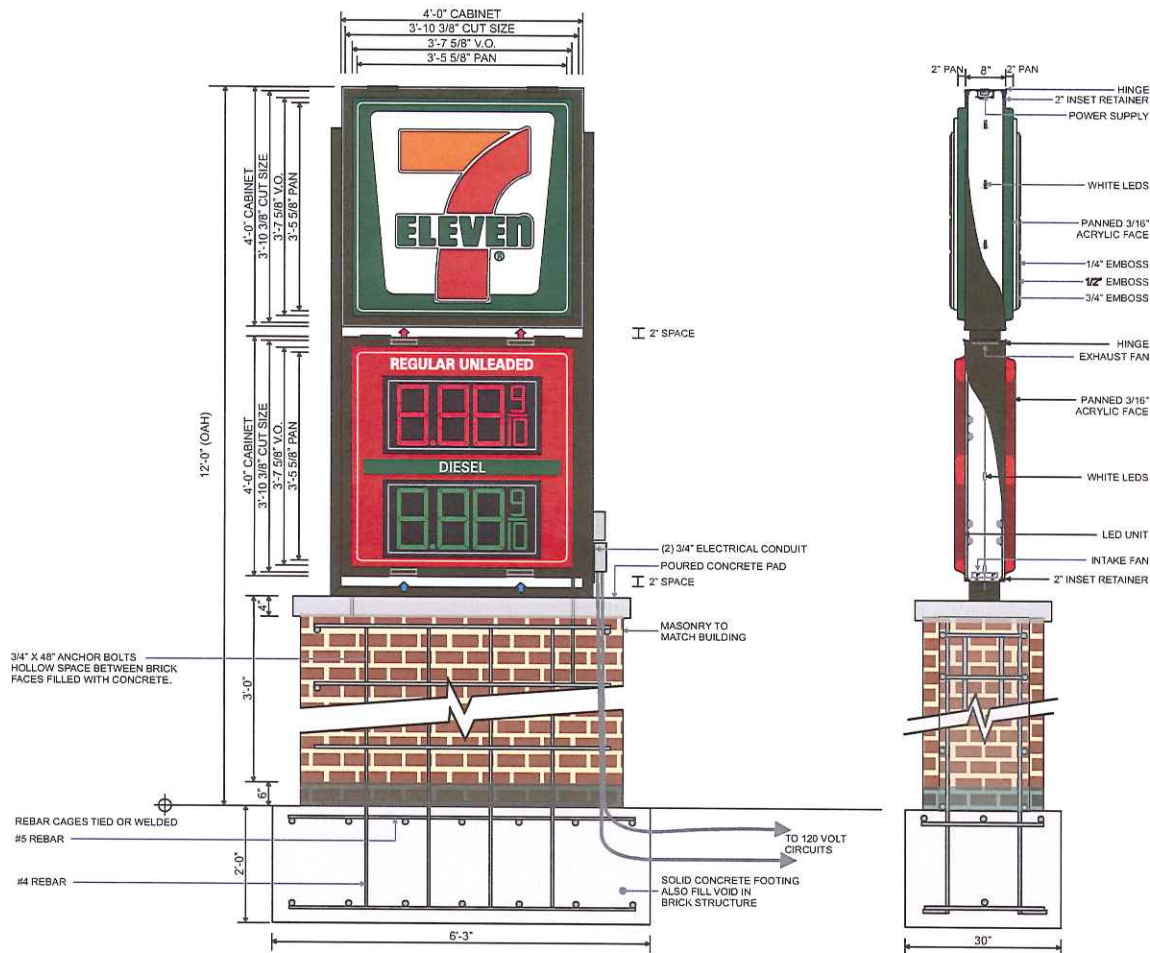
YARD REQUIRED AT ROW: 309/25/15 TREES
 REQUIRED-THREE PER 25' OF ROW
 REQUIRED-THREE TO 100 FEET
 PROPOSED-THREE PER 25' OF ROW
 REDUCED-THREE PER 25' OF ROW
 STIMULUS PLANTING AREA
 PROMOTED-SEVERAL 2' DEEP ROWS AND HEDGE ROW
 INTERIOR PLANNING LOT LANDSCAPING REQUIREMENT:
 REQUIRED-THREE PER 25' OF ROW
 REDUCED-THREE PER 25' OF ROW
 REQUIRED-THREE PER 25' OF ROW
 PROMOTED-2 TREES PER 145' OF REQUIRED INTERIOR AREA= 3 TREES



Site Plan
1/32"=1'-0"







7-ELEVEN LOGO
DIMENSIONS:
OAH: 38 1/4"
OAL: 36 3/4"

LED UNIT SIZE: 15.6" X 31.3"
LED UNIT V.O.: 15.6" X 31.3"
LED CHARACTER SIZE: 12"
PRODUCT BACKGROUND: 3" X 39"
PRODUCT COPY: 2.25"

MANUFACTURE & SHIP ONE (1) CUSTOM D/F INTERNALLY ILLUMINATED "MAIN ID" SIGN CABINET. 3/16" THICK PAN FORMED & EMBOSSED WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED DURANODIC BRONZE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN

MANUFACTURE & SHIP ONE (1) CUSTOM D/F "DOUBLE-PRODUCT" DIESEL INTERNALLY ILLUMINATED SIGN CABINET W/ RED & GREEN LED DIGITS. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 3/16" THICK PAN FORMED CLEAR ACRYLIC FACE W/ 3M 3630-26 GREEN TRANSLUCENT VINYL APPLIED SECOND SURFACE THEN BACK SPRAYED PMS 485 RED & PMS WHITE. 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET RETAINERS TO BE PAINTED DURANODIC BRONZE. RETAINER TO BE HINGED ON BOTH SIDES OF THE CABINET.

PROVIDE CUSTOMER W/ STANDARD 12" DIGIT RED LED MODULES.
PROVIDE CUSTOMER W/ STANDARD 12" DIGIT GREEN LED MODULES.

NOTE: HARBINGER TO ONLY PROVIDE MAIN-ID & GAS PRICE CABINETS.
NOTE: GAS PRICE SIGN CABINET TO HAVE 2" SPACE ABOVE & BELOW FOR VENTILATION PURPOSES
NOTE: MOUNTING STEEL & MASONRY BASE TO BE CONFIRMED AND PROVIDED BY OTHERS.

2 | Front Elevation & Side Detail - Custom Main-ID & Custom D/P Cabinets - Sign Type A
1/2" = 1'-0"

Display Square Footage: 32.0

harbinger.
sign of the future

5300 SHAD ROAD, JACKSONVILLE, FL. 32257 904.266.4681

7-Eleven #36998
3650 N. MILITARY HWY
NORFOLK, VA 32518

SVE3200-R2

F:\Customers\7 Eleven\Art
SVE3200-R2 #36998.cdr

Turn Key Project

01.06.14 : ORIGINAL CONCEPT
11.14 : R1 - VS (SITE PLAN)
1.11.14 : R2 - LK (monument sign)

Salesperson: RG

PM: SB

Designer: LK

Page: 2

customer approval

date:

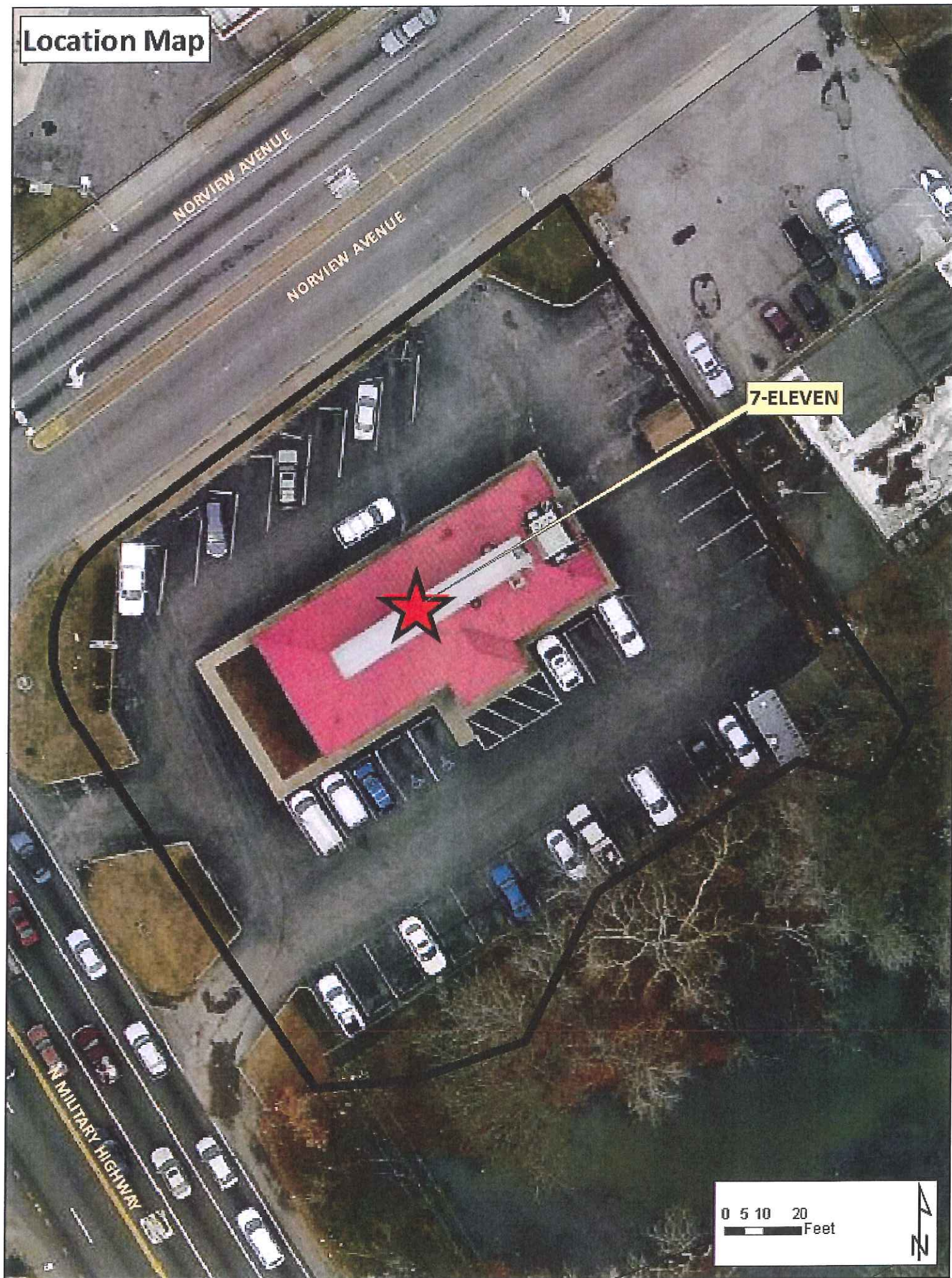


Complies with
UL 48
CBA C22.2 No.397

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Location Map

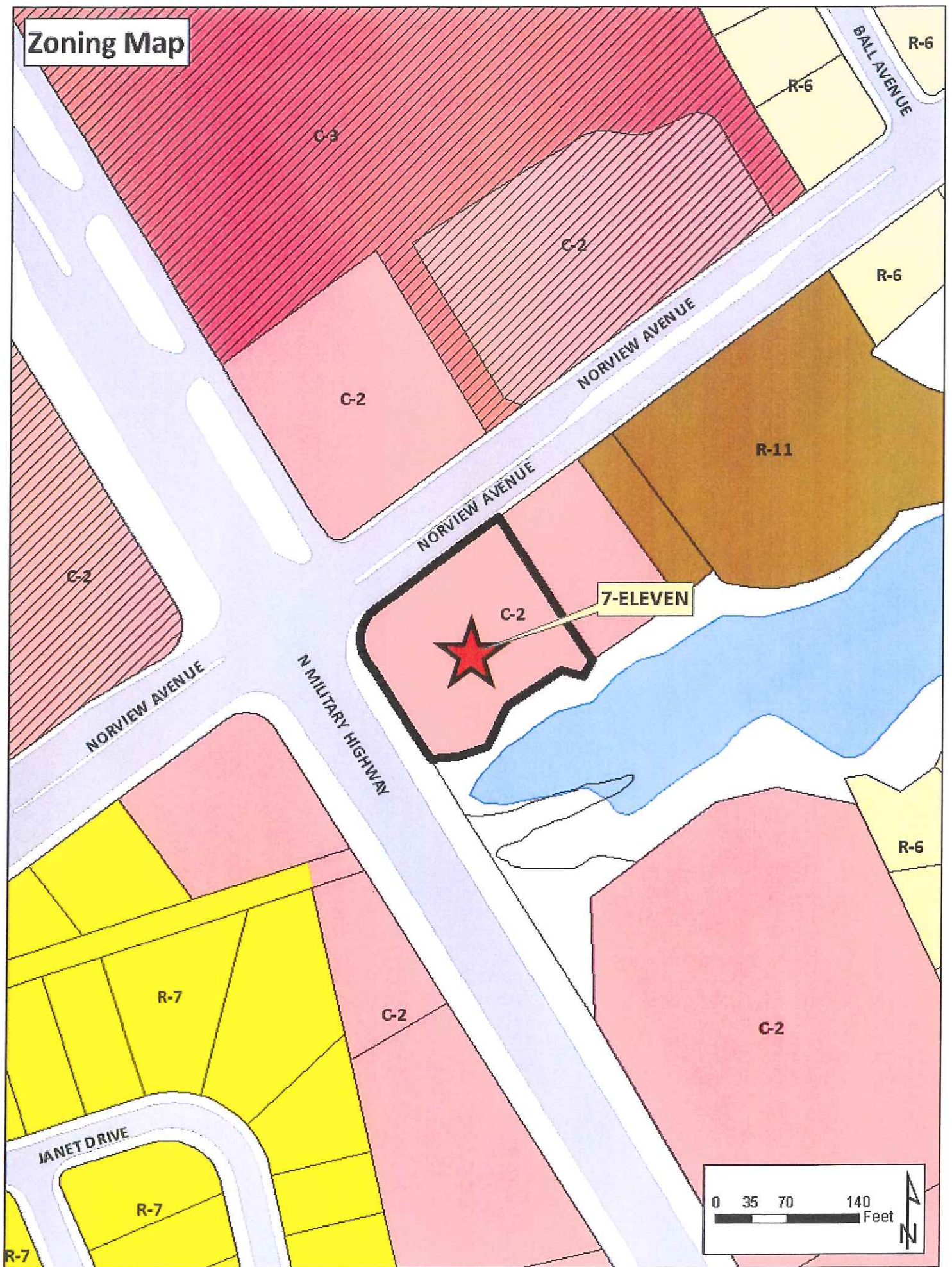


7-ELEVEN

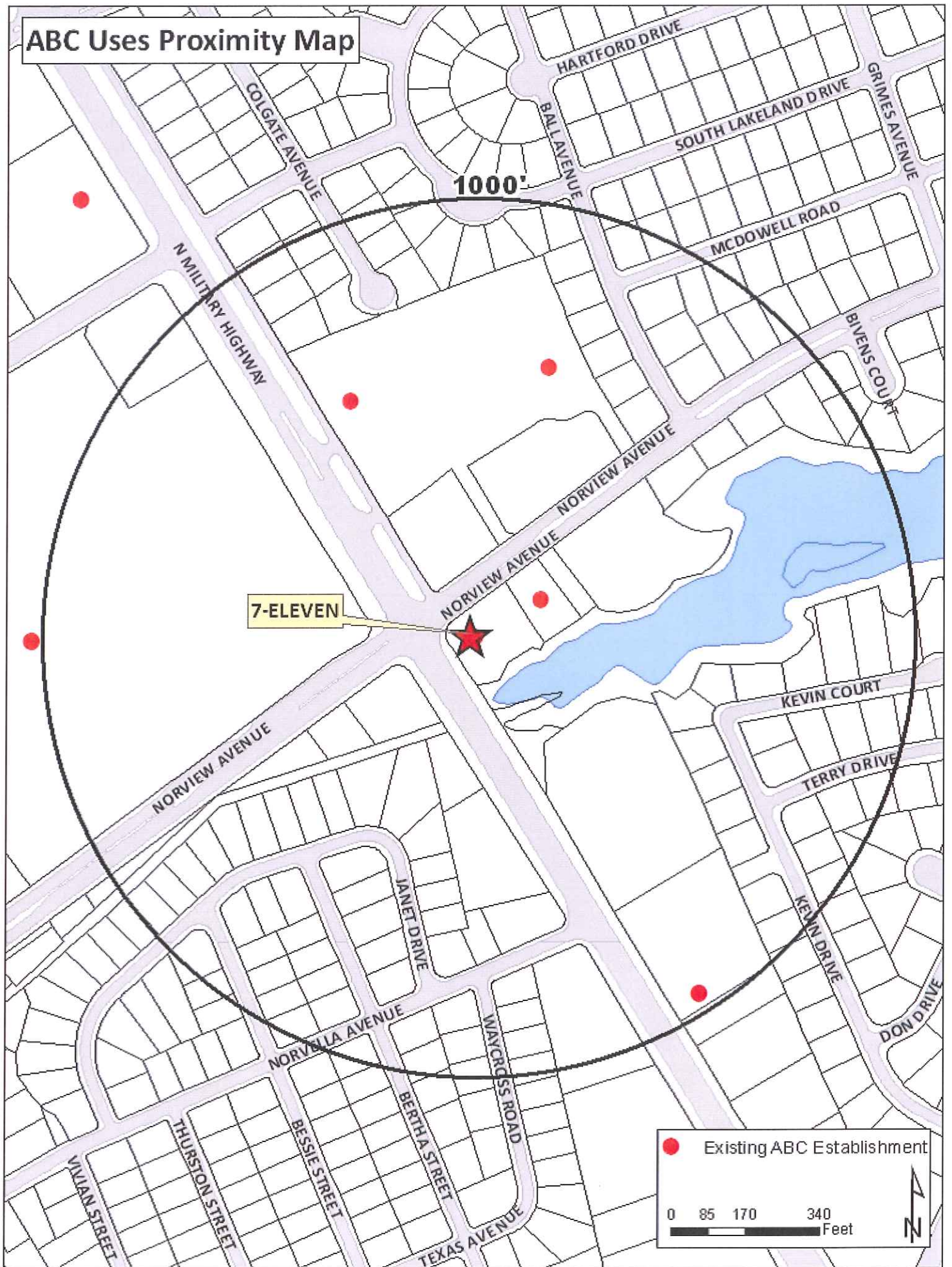
0 5 10 20
Feet



Zoning Map



ABC Uses Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION**

Date of Application: October 17, 2013

DESCRIPTION OF PROPERTY

Property location: (Street Number) 3650 (Street Name) N. Military Highway
Existing Use of Property Commercial/Pizza Hut
Current Building Square Footage 3,197
Proposed Use Convenience Store with ABC for Off-Premise Consumption and fuel sales.
Proposed Building Square Footage 2,517
Trade Name of Business (If applicable) 7-Eleven

APPLICANT/ PROPERTY OWNER

Agent: Steve Romine (757) 441-8921

1. Name of applicant: (Last) General Realty Partners, (First) LLC, a NC limited liability company (MI)
Mailing address of applicant (Street/P.O. Box): 13024 Ballantyne Corporate Place, Ste. 250
(City) Charlotte (State) North Carolina (Zip Code) 28277
Daytime telephone number of applicant (954) 522-6010 x103 Fax number ()
E-mail address of applicant: SFriedman@morganpg.com

2. Name of property owner: (Last) The Rosemyr (First) Corporation (MI)
Mailing address of property owner (Street/P.O. box): P.O. Box 108
(City) Henderson (State) North Carolina (Zip Code) 27536
Daytime telephone number of owner (252) 430-6161 Fax number (252) 430-7097

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

CIVIC LEAGUE INFORMATION

Civic League contact: Azalea Acres/Azalea Lakes/Ed Horton/edngin@cox.net

Date(s) contacted: TBD

Ward/Super Ward information: Ward 4/Paul Riddick & Super Ward 7/Angelia Williams

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ Two 8½ inch X 14 inch copies of a survey or site plan (required for new construction or site improvements) drawn to scale showing:
 - All existing and proposed structures,
 - Driveways,
 - Parking,
 - Landscaping,
 - Property lines (see attached example).
- ✓ Two 8½ inch X 14 inch copies of a floor plan drawn to scale showing where cold and/or room temperature alcoholic beverages will be sold. (see attached example).
- ✓ Completed Exhibit A, Description of Operations (attached).
- ✓ Please provide a brief description of the business (i.e., # of employees, current locations, type of restaurant, etc...).

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: The Rosemary Corporation Sign: [Signature] 10/23/2013
(Property Owner or Authorized Agent Signature) (Date)

Print name: Stephen R. Romine Agent Sign: [Signature] 4/1/13
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

CITY OF NORFOLK
APPLICATION FOR CITY PLANNING COMMISSION PUBLIC HEARING

(General Realty Partners, LLC — 3650 N. Military Highway)

PROJECT DESCRIPTION
(Adult Use Special Exception – ABC Off-Premises)

The Applicant proposes the construction of a 2,517 square foot (interior) convenience store with gas pumps for retail fuel sales on approximately 0.6744 acres at 3650 N. Military Highway. This Adult Use Special Exception-ABC-Off Premises Permit is necessary to allow the sale of alcoholic beverages for off premises consumption at the site. In addition, the Applicant has filed with this Application for a Special Exception Application to construct and operate a Convenience Store, 24 Hours (with fuel sales).



APPLICATION SPECIAL EXCEPTION

Special Exception for: To operate a Convenience Store, 24 Hours (with fuel sales)

Date of application: October 17, 2013

DESCRIPTION OF PROPERTY

Property location: (Street Number) 3650 (Street Name) N. Military Highway

Existing Use of Property Commercial/Pizza Hut

Current Building Square Footage 3,197

Proposed Use

Convenience Store with ABC for Off-Premise Consumption and fuel sales.

Proposed Square Footage 2,517

Proposed Hours of Operation:

Weekday From 24 hours To

Friday From 24 hours To

Saturday From 24 hours To

Sunday From 24 hours To

Trade Name of Business (If applicable) 7-Eleven

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

CITY OF NORFOLK
APPLICATION FOR CITY PLANNING COMMISSION PUBLIC HEARING

(General Realty Partners, LLC — 3650 N. Military Highway)

PROJECT DESCRIPTION
(Special Exception Application – Convenience Store, 24 Hours (with fuel sales))

The Applicant proposes the construction of a 2,517 square foot (interior) convenience store with gas pumps for retail fuel sales on approximately 0.6744 acres at 3650 N. Military Highway. This Special Exception Application is necessary to allow the construction and operation of a gas station (sales only) for the retail sale of gasoline at the site and to operate between the hours of 12:00 midnight and 6:00 a.m., so the site can be operational 24 hours per day, seven (7) days per week and an Adult Use Special Exception Application-ABC-Off Premises to allow the sale of alcoholic beverages for off premises consumption at the site.



City of NORFOLK

January 6, 2014

Ed Horton
President, Azalea Acres/Azalea Lakes Civic League
5801 Leslie Avenue
Norfolk, VA 23518

Dear Mr. Horton:

The Planning Department has received applications for the following Special Exceptions on behalf of 7-Eleven on property located at 3650 North Military Highway:

- a. For the operation of a Convenience Store, 24-Hours (with fuel sales)
- b. For the operation of an Establishment for the Sale of Alcoholic Beverages for Off-Premise Consumption

These requests are tentatively scheduled for the January 23, 2014 City Planning Commission public hearing.

Summary

These requests would allow 7-Eleven by General Realty Partners, LLC, to operate a 24-hour gas station and convenience store with beer and wine sales for off-premise consumption between 6:00 a.m. until 12:00 midnight. The sale of single servings of wine and beer would not be allowed.

	Proposed
Hours of Operation	24-Hours Seven days a week
Hours for the Sale of Alcoholic Beverages for Off-Premise Consumption	6:00 a.m. until 12:00 midnight, Seven days a week

If you would like additional information on the requests, you may contact the applicant's agent, Steve Romine, at (757) 441-8921 or you may telephone Chrishaun Smith on my staff at (757) 664-4740. A copy of the complete application packet is enclosed.

Sincerely,

George M. Homewood, AICP, CFM
Acting Planning Director

cc: Oneiceia Howard, Senior Neighborhood Development Specialist

508 City Hall Building / Norfolk, Virginia 23510
Ph. (757) 664-4752 / Fax (757) 664-4748